

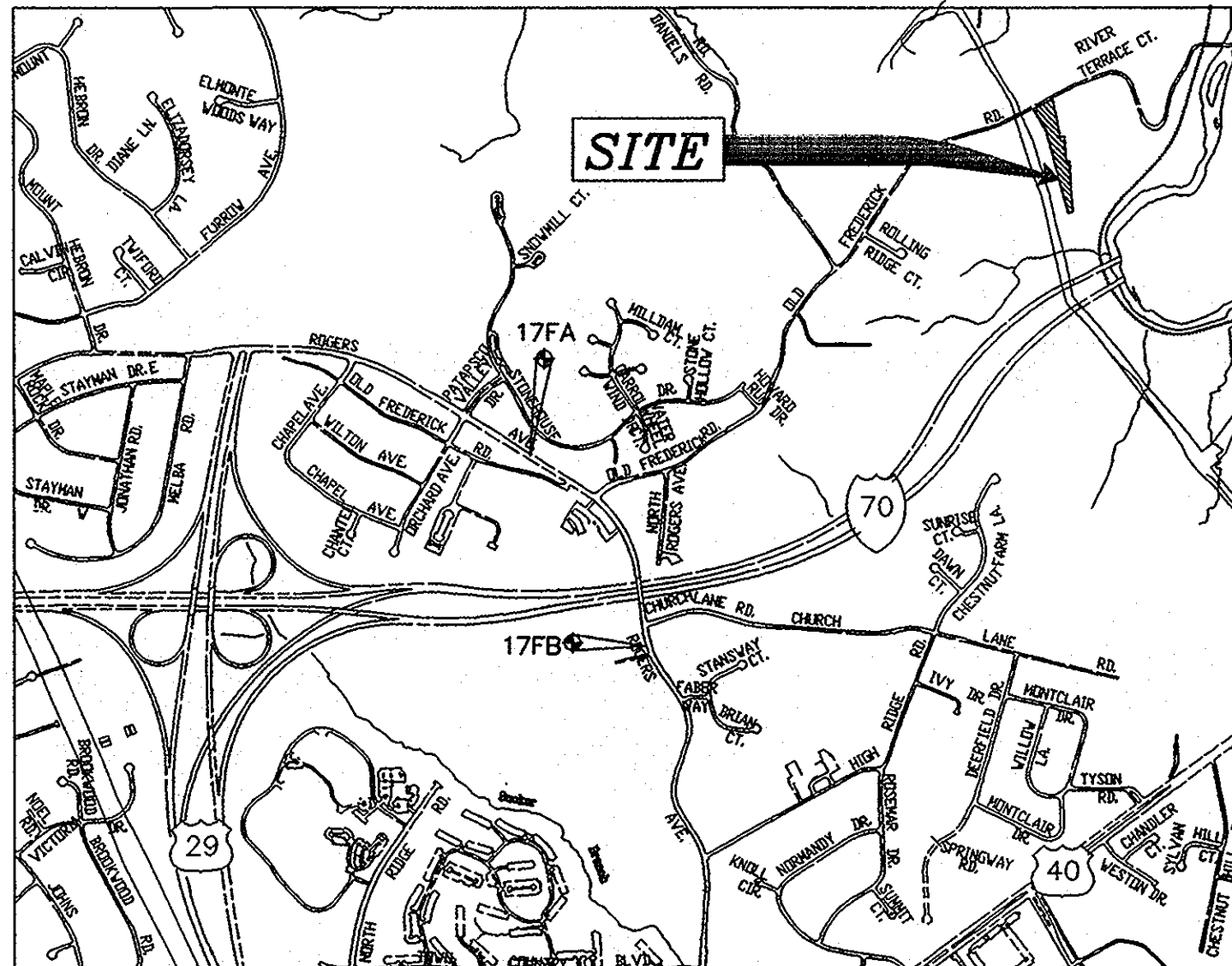
GENERAL NOTES

- TAX MAP: 18, PARCEL: 369
- SUBJECT PROPERTY ZONED R-20 PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED MAY 2003, BY MILDENBERG, BOENDER & ASSOC., INC.
- COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NGVD '29 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO.17FA, 17FB
 STA. No. 17FA N 594,948.366 E 1,364,626.790 ELEV. 476.789
 STA. No. 17FB N 593,214.401 E 1,365,669.050 ELEV. 456.316
- ⊙ DENOTES AN IRON PIN OR IRON PIPE FOUND.
 ○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
 BRL DENOTES A BUILDING RESTRICTION LINE.
- SURVEY WORK AND DOCUMENTS ARE TO BE PERFORMED IN CONFORMANCE WITH SUBTITLE 13, BOARD OF PROFESSIONAL LAND SURVEYORS, 09.13.06 STATE OF MARYLAND MINIMUM STANDARDS OF PROFESSIONAL PRACTICE.
- ALL AREAS ARE MORE OR LESS.
- THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON-SITE.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- WETLANDS SHOWN HEREON ARE BASED ON FIELD INVESTIGATION BY MILDENBERG, BOENDER & ASSOC. ON OR ABOUT JUNE 2003.
- ⊞ DENOTES USE-IN-COMMON EASEMENT
 - ▨ DENOTES LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR THE PURPOSE OF A PUBLIC ROAD.
 - ▧ DENOTES SEWER, WATER & UTILITY EASEMENT
 - ⊞ DENOTES WETLANDS.
 - ⊞ DENOTES FOREST CONSERVATION EASEMENT
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF USE AND OCCUPANCY PERMIT FOR NEW DWELLING FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE).
 - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1.5" MIN).
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
 - STRUCTURES (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- FOR THE FLAG OF PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE.
- PERIMETER LANDSCAPING HAS BEEN PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (17 SHADE TREES) IN THE AMOUNT OF \$5,100.00 WILL BE PROVIDED WITH THE SITE DEVELOPMENT PLAN.
- PUBLIC WATER AND SEWER ALLOCATION FOR THIS DEVELOPMENT IS SUBJECT TO SECTION 18.122B OF HOWARD COUNTY CODE. ALLOCATION WILL BE MADE AT THE TIME OF FINAL PLAT APPROVAL IF CAPACITY IS AVAILABLE AT THAT TIME.
- SITE DEVELOPMENT PLAN WILL BE REQUIRED FOR THIS DEVELOPMENT.
- STORMWATER MANAGEMENT REQUIREMENTS WILL BE SATISFIED VIA ON-SITE NON-STRUCTURAL PRACTICES, INCLUDING NATURAL CONSERVATION AREA AND ON-SITE RAIN GARDENS. FINANCIAL SURETY FOR REQUIRED 4 RAINGARDENS IN THE AMOUNT OF \$24,000.00 (\$6,000 PER RAIN GARDEN) WILL BE PROVIDED WITH THE SITE DEVELOPMENT PLAN.
- THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION HAVE BEEN MET BY RETENTION OF 1.03 ACRES OF FOREST, WHICH EXCEEDS THE BREAK-EVEN POINT OF 0.63 ACRES. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES, LOCATED IN, ON, OVER AND THROUGH LOTS 1 THRU 4. ANY CONVEYANCE OF AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF THE EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- THIS PLAN IS SUBJECT TO THE FIFTH AMENDED EDITION OF SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THIS SUBDIVISION IS SUBJECT TO THE DESIGN MANUAL WAIVER REQUEST FOR THE INTERSECTION SIGH DISTANCE, APPROVED ON JULY 15, 2004.
- THIS SUBDIVISION IS SUBJECT TO WP-04-154 APPROVED ON AUGUST 4, 2004, TO WAIVE SECTION 16.121.c.(2), TO ALLOW THE MINIMUM LOT SIZE TO BE 14,000 SQUARE FEET (NET) OR LARGER.
- ALL EXISTING STRUCTURES ARE TO BE REMOVED WITHIN 90 DAYS OF PLAT RECORDATION PER TU-06-006.

COORDINATE LIST

NO.	NORTH	EAST
1	598,122.637	1,369,208.875
2	598,207.460	1,369,384.483
3	598,185.536	1,369,388.979
4	597,876.820	1,369,452.146
5	597,879.426	1,369,488.673
6	597,649.461	1,369,505.079
7	597,651.712	1,369,536.639
8	597,194.1204	1,369,588.729
9	597,182.062	1,369,526.486
10	597,918.838	1,369,330.178
11	598,098.175	1,369,223.437

NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET. TO CONVERT TO METERS DIVIDE BY 3.28083333.



VICINITY MAP
SCALE: 1"=1500'

THE REQUIREMENTS OF § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

John F. Mildenberg
 JOHN F. MILDENBERG, SURVEYOR
 R. JACOB HIKMAT (AUTHORIZED MEMBER)

12/24/06
DATE

12/20/06
DATE

TOTAL AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	4
TOTAL NUMBER OF PARCELS	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1
TOTAL NUMBER OF LOTS OR PARCELS TO BE RECORDED	5
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1.47 AC±
TOTAL AREA OF PARCELS	0 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	1.03 AC±
TOTAL AREA OF LOTS OR PARCELS TO BE RECORDED	2.50 AC±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.11 AC±
TOTAL AREA TO BE RECORDED	2.61 AC±

OWNER

PALMER PROPERTY L.L.C.
 5072 DORSEY HALL DR., ELLICOTT CITY, MD 21042
 (410) 997-0296

OWNER'S STATEMENT

PALMER PROPERTY, L.L.C., A MARYLAND CORPORATION BY R. JACOB HIKMAT, AUTHORIZED AGENT AND OWNER OF THE PROPERTY SHOWN HEREON HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

- THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS WATER PIPES AND MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHT-OF-WAY AND THE SPECIFIC EASEMENT SHOWN HEREON.
- THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE.
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAY AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE.
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

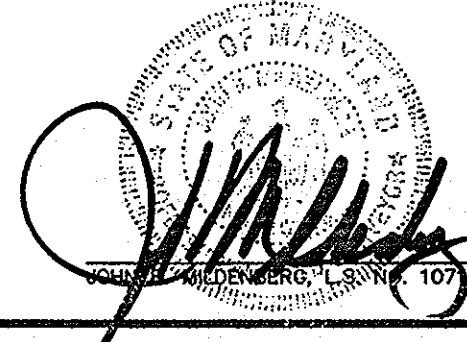
WITNESS MY HAND THIS 20th DAY OF DECEMBER 2006.

R. Jacob Hikmat
 R. JACOB HIKMAT (AUTHORIZED MEMBER)

Dawn M. Casidua
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT THAT THIS SUBDIVISION OF THE LAND CONVEYED BY JOHN PALMER, AND LAWRENCE J. PALMER TO PALMER L.L.C. BY DEED DATED AUGUST 11, 2003 AND RECORDED AMONG LAND RECORDS OF HOWARD COUNTY, MARYLAND AT LIBER. 7513, FOLIO 69. AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.



12/24/06

RECORDED AS PLAT 19005 ON 4/24/07 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

PALMER HILL

LOTS: 1 THRU 4, AND OPEN SPACE LOT 5

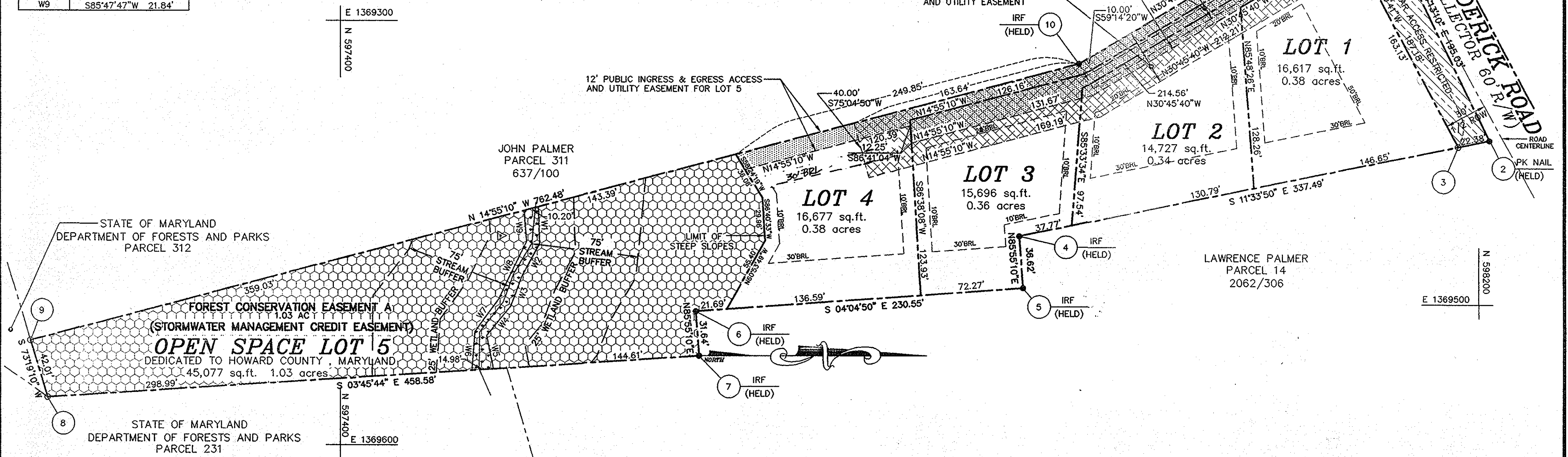
SHEET 1 OF 2

TAX MAP 18 SECOND ELECTION DISTRICT SCALE: 1"=50'
 PARCEL NO. 369 HOWARD COUNTY, MARYLAND DATE: DECEMBER 2006
 BLOCK 7 EX. ZONING R-20 DPZ FILE #: F-03-210, WP-04-154

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors

5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax

WETLANDS	
LINE	BEARING & DISTANCE
W1	S88°06'42"W 25.85'
W2	N61°49'06"W 25.91'
W3	N69°34'03"W 22.64'
W4	N51°02'15"W 26.98'
W5	S78°33'47"W 24.32'
W6	N85°50'10"W 27.47'
W7	N54°18'30"W 28.52'
W8	N64°13'40"W 44.88'
W9	S85°47'47"W 21.84'



THE REQUIREMENTS OF 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

[Signature] 12/29/06
 JOHN MILDENBERG, SURVEYOR DATE

[Signature] 12/26/06
 R. JACOB HIKMAT (AUTHORIZED MEMBER) DATE

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	14,727 SQ.FT.	727 SQ.FT.	14,000 SQ.FT.
3	15,696 SQ.FT.	1,696 SQ.FT.	14,000 SQ.FT.
4	16,677 SQ.FT.	2,677 SQ.FT.	14,000 SQ.FT.

TOTAL AREA TABULATION

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TOTAL NUMBER OF PARCELS	0
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OWNER
 PALMER PROPERTY L.L.C.
 5072 DORSEY HALL DR., ELLICOTT CITY, MD 21042
 (410) 997-0296

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT

[Signature] 4/12/07
 FOR HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 2/9/07
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 4/18/07
 DIRECTOR DATE

OWNER'S STATEMENT

PALMER PROPERTY, L.L.C., A MARYLAND CORPORATION BY R. JACOB HIKMAT, AUTHORIZED AGENT AND OWNER OF THE PROPERTY SHOWN HEREON HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAN BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

- 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS WATER PIPES AND MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHT-OF-WAY AND THE SPECIFIC EASEMENT SHOWN HEREON.
- 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE
- 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAY AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE
- 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

WITNESS MY HAND THIS 26th DAY OF DECEMBER 2006.

[Signature]
 R. JACOB HIKMAT (AUTHORIZED MEMBER)

[Signature]
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT THAT THIS SUBDIVISION OF THE LAND CONVEYED BY JOHN PALMER, AND LAWRENCE J. PALMER TO PALMER L.L.C. BY DEED DATED AUGUST 11, 2003 AND RECORDED AMONG LAND RECORDS OF HOWARD COUNTY, MARYLAND AT LIBER. 7513, FOLIO 69. AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

[Signature] 4/20/06
 JOHN MILDENBERG, SURVEYOR NO. 0718

RECORDED AS PLAT 19006 ON 4/24/07 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

PALMER HILL
 LOTS: 1 THRU 4, AND OPEN SPACE LOT 5

SHEET 2 OF 2

TAX MAP 18 SECOND ELECTION DISTRICT SCALE: 1"=50'
 PARCEL NO. 369 HOWARD COUNTY, MARYLAND DATE: DECEMBER 2006
 BLOCK 7 EX. ZONING R-20 DPZ FILE #: F-03-210, WP-04-154

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